

WARRANTY DEED
031990

Martha A. Hart, being married, of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to James R. Hart, of 33 Averill Terrace, Waterville, County of Kennebec, State of Maine, with **WARRANTY COVENANTS**, a one-half (½) undivided interest in the land with the buildings thereon situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

**NO TRANSFER
TAX PAID**

A certain lot or parcel of land with the buildings thereon and being Lot 21 on plan entitled "Mount Merici Heights, Waterville, Maine," dated November 15, 1942, recorded in the Kennebec County Registry of Deeds, Plan Book 14, Pages 15 and 16 as amended by revised plan of Mount Merici Heights, dated March 22, 1954, by R. G. Knowlton, C.E. recorded in said Registry, to which plan reference is hereby made for further description, location and dimensions of the lot hereby conveyed.

Also conveying a certain easement to lay, maintain, repair and replace a water pipe over, in and along a strip of land 10 feet in width, the northeasterly line of which easement shall be the northeasterly boundary of Lot 20 according to a plan of Mount Merici Heights as revised by Ralph G. Knowlton, C.E., March 22, 1954, recorded in said Registry, Plan Book 17B, Page 171; and also the right to enter and pass over said easement and to excavate thereon for the foregoing purposes, it being understood that it shall be a condition and covenant of this easement that the grantee, his heirs and assigns, shall, upon excavating the easement for any purposes above set forth, restore the surface of the premises to the condition in which they were found prior to the excavation. The above described lot is located in Waterville, Maine, at the intersection of Guyart Street and Averill Terrace. The grantee assumes all obligations with respect to the sewers and sewerage system on said property and all assessments in connection therewith.

Being the same premises conveyed to Grantor and Grantee by warranty deed of Stephen P. Morhous et al. dated March __, 1990, acknowledged March 1, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3700, Page 10. This conveyance is subject to all mortgages of record, which Grantee assumes and agrees to pay.

James R. Hart, spouse of Martha A. Hart, releases all rights in the premises being conveyed.

WITNESS our hands and seals this 17 day of December, 1992.

Eleanor Bruce

Martha A. Hart
Martha A. Hart

David Vachon

James R. Hart
James R. Hart

STATE OF MAINE
KENNEBEC, SS.

December 14, 1992

Personally appeared the above named Martha A. Hart and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Pauline C. Munn
NOTARY PUBLIC
My Commission Expires 4/24/93
Pauline C. Munn

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RECEIVED KENNEBEC SS.

92 DEC 18 AM 9:00

ATTEST: *Theresa Ruth Munn*
REGISTER OF DEEDS